

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **December 10, 2002**

AGENDA ITEM NO.: **7**

CONSENT: **X**

REGULAR:

CLOSED SESSION:

ACTION: **X**

INFORMATION:

(Confidential)

ITEM TITLE: **Rock Castle Park - Leroy Bowen Drive Reimbursements
City Project No. 99054-RWS**

RECOMMENDATION: Approve the attached resolution authorizing the reimbursement of road and utility construction costs to a private developer.

SUMMARY: The developer, Rock Castle Partners, has asked for reimbursements for the construction of Leroy Bowen Drive off Graves Mill Road. There is no written City policy for this action, however it is consistent with one previous situation. (Staff has been asked to develop a written policy for future Council consideration) The land adjacent to Leroy Bowen Drive is zoned General Business and qualification for reimbursement of infrastructure in commercial areas is usually associated with a business being constructed.

The requested reimbursement is \$ 42,547.75; see attached letter. This amount is more than what is qualified for reimbursement because the actual inspection costs need to be subtracted and City policy is to only reimburse for amounts less than or equal to our annual contract prices.

The qualified reimbursement that has been agreed to by the developer is:

\$	2158.50 Sewer
	8000.00 Water
	<u>25,801.54 Roadway</u>
\$	35,960.04 Total

This project was completed and accepted by the City as a City street on April 13, 2000.

PRIOR ACTION(S): September 14, 1999: Subdivision approval by City Council.
November 5, 2002: PDC recommendation to reimburse.

FISCAL IMPACT: Funding is available in the FY03 Capital Budget:

PROGRAM	ORIGINAL APPROPRIATION	EXPENDITURES TO DATE	REMAINING FUNDS	REQUIRED FUNDING
Annual Sewer Extensions FY03	\$500,000	\$0	\$500,000	\$2158.50
Annual Water Extensions FY03	\$200,000	\$0	\$200,000	\$8000.00
General Street Improvements FY03	\$856,870	\$406,870	\$450,000	\$25,801.54

CONTACT(S): Lee Newland 847-1360/270; Bruce McNabb, 847-1362/268

ATTACHMENT(S): Vicinity Map
Location Map
Letter of Request
Resolution

REVIEWED BY: lkp

RESOLUTION

Whereas Rock Castle Partners, a Lynchburg Developer, has requested to be reimbursed for improvements made in the construction of Leroy Bowen Drive;

And whereas these improvements have become a city street in the City of Lynchburg;

Now, therefore, be it resolved that the City Council of the City of Lynchburg, does hereby authorize the reimbursement of \$35,960.04 to Rock Castle Partners for the construction of the city street, Leroy Bowen Drive, from the appropriate capital budget funds.

Adopted:

Certified:

Clerk of Council

February 12, 2002

Lee Newland, PE
City of Lynchburg
City Hall
900 Church Street
Lynchburg, VA 24504

Re: Rock Castle Park – Leroy Bowen Drive

Dear Mr. Newland,

In accordance with my understanding of the City's policy for Commercial Development, I request reimbursement for the following items associated with the completed project for the installation of Leroy Bowen Drive at Rock Castle Park:

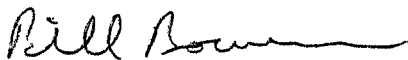
½ cost of water line:	\$18,750
½ cost of sanitary sewer:	\$12,250
½ cost of curb/gutter:	\$10,000
full reimbursement: intermediate pavement course BM-2 (4" thick)	<u>\$20,235*</u>
(* calculated at 2,190 square yards at \$9.24 per yard)	
Total Reimbursement Requested:	\$61,235

I have included plans for the project and an itemized breakdown of costs from May Bros, Inc, General Contractors. Please forward reimbursement to myself at:

Rock Castle Partners
c/o William P. Bowen
127 Snooty Fox Road
Goode, VA 24556

If you have any other questions or concerns, please call 522-7404 (daytime) or 586-6112 (evening). I would appreciate your prompt attention to this matter.

Respectfully Submitted,



William P. (Bill) Bowen
Rock Castle Partners

WPB:sdh
Enclosures

Cc: Doyle Allen, Hurt & Proffitt, Inc.
Gary Case, Gary W. Case & Co., Inc.

RECEIVED

FEB 13 2002

ENGINEERING & TRAFFIC

May Bros., Inc.

General Contractors

FOREST, VIRGINIA 24551



Phone: 804-525-8110

Fax: 804-525-8131

P.O. Box 310

November 1, 2001

*To Doil
From Bill*

Mr. Bill Bowen
Rock Castle Partners
127 Snooty Fox Road
Goode, VA 24556

Dear Mr. Bowen:

We have reviewed the file concerning the construction of the Rock Castle Industrial Park. The cost breakdowns are as follows:

Grading	\$28,900.00
Erosion Control	10,500.00
Storm Sewer	34,000.00
Sanitary Sewer	24,500.00
Waterline	37,500.00
Paving	54,000.00
Curb + Gutter	<u>20,000.00</u>

Total	\$209,400.00
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Please advise us if you require additional information.

Sincerely,

David H. St. John

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